

MEETING SUMMARY

DATE April 21, 2015
PLACE 50 W Gay St
TIME 3:04 pm – 5:03 pm

A CALL TO ORDER

Present: William Fergus, Ryan Szymanski, Denis de Verteuil, Matt Egner and Kim Way
Staff Present: Jackie Yeoman and Christopher Lohr

B APPROVAL OF MINUTES

3:06 Meeting Summary- March 17, 2015
Motion: To approve the February 17, 2015 Meeting Summary.
Motion By: Mr. Way / second by Mr. Szymanski
Result: Approval (4-0); Mr. Egner abstained

C OLD BUSINESS

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:07-4:06 15-04-001

Address:	201 S. Lucas
Property Owner:	Manhattan Project, LLC
Applicant:	Jonathan Barnes Architecture and Design
To be reviewed:	Live/work, multi-family development

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - The applicant is proposing a two phase development, to include two (2) sixty-nine unit live/work apartment buildings, with eighteen (18) garage parking spaces per building.
 - Lucas Street will have a total of 70 parking spaces.
 - The applicant is requesting the parking on Lucas Street be undesignated and not specifically associated with Lucas Lofts. This is a change from the submitted application and staff report.
 - The applicant has provided an updated site plan with landscaping, revised parking calculations, a south elevation study and a revised floor plan.
 - The revised ground floor plan shows a reduction in the width of Market Alley by 1 foot from the original proposal.
 - The Division of Traffic Management has expressed some concern over the proposed new access point on Town Street and the expansion of the access point on Rich Street to provide garage access. Coordination with the departments of Public Service and Public Safety will be required.

Applicant Presentation:

- Jason Kenter described the landscape plan and streetscape.
 - Existing curb to curb on Lucas is 30'
 - Proposed "curb to curb" on Lucas is 20' with 90° parking on both sides
 - Surface change and textures have been applied to minimize appearance of surface parking
 - No curb is proposed on Lucas – the surface will be level across sidewalk, parking, and street

- Focus on residential side of Lucas for street trees; Pollarded Sycamore trees are proposed
- Fluid environment in terms of use; Lucas will be closed for events

Discussion:

- Mr. Way expressed concern about vehicles overhanging the sidewalk on the east side of Lucas. The proposed sidewalk was illustrated as approximately three feet wide between the 400 W. Rich stoops and the parking; Mr. Kenter responded that DPS may require curb stops.
- Mr. de Verteuil inquired about storm water treatment; Mr. Kenter responded there will be one drain in the center of Lucas and they will prep for capacity below grade in the parking areas.
- Mr. Kenter clarified the blue color on the site plan reflects ground cover and it could be used as headlight screening. Mr. Barnes added the applicant will encourage work space or retail in the ground floor units.
- Mr. Way commented that he enjoys the surface treatment and design of the space.
- Mr. Way noted the applicant will need to work with the City Forester regarding approval of the Sycamore trees.
- Mr. Barnes stated that the proposed 19' wide alley for garage access is appropriate for one-way circulation and he would be concerned about requiring two-way traffic to access the garages. He suggested they try the one-way alley for phase I. Staff commented the final decision will be made by Public Service and Public Safety.
- Mr. Barnes described the south elevation study and stated his team prefers the original elevation; Mr. Way stated he prefers the study option with additional windows facing Rich. It was noted there is an existing large tree on Rich Street that may block the proposed windows on the south elevation.
- Mr. Barnes stated the applicant would prefer to have the parking on Lucas Street remain undesignated. It will primarily be used by the residents, but the applicant would like flexibility in the use of Lucas Street. Mr. Barnes asked if it was a change in use as Lucas Street is already being used for parking. Mrs. Yeoman stated she would verify after the meeting if it will be considered a change in use. Mr. Barnes stated the parking on Lucas will be permanent.
- Mr. de Verteuil asked if the proposed future parking lots in phase II will be paved; Mr. Sherman responded that site I is paved and site II is grass.
- Mr. de Verteuil stated he would be comfortable with the lots being temporarily paved for a parking solution; Mr. Sherman stated he would need to discuss this with Mr. Robbins.
- Mr. Szymanski stated the parking as undesignated concerns him, they are temporary and could go away.
- Mr. Szymanski asked what the benefits are to having the spots undesignated; Mr. Barnes responded it provides flexibility for events. Mr. Szymanski responded the spaces could still be used for events as the developer will manage how the spaces are used even when they are designated to a use.

Motion: To table the application

Motion By: Mr. de Verteuil / second by Mr. Egner

Result: Application tabled (5-0)

4:07-4:20 **15-04-002**

Address: 647-649 W. Broad
 Property Owner: JoAnn Barnett
 Applicant: Michael Myers
 To be reviewed: Graphics: Wall Sign

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Broad Street sub-district.
 - The application was previously tabled at the December 10, 2014 meeting.
 - Two new options have been provided by the applicant.

Applicant Presentation:

- Mr. Bryant explained the size of the graphic was reduced along with the font size and logo.
- The color was changed from Kelly green to burgundy. A sample was provided.

Discussion:

- Mr. Way asked how Mr. Bryant decided where to place the graphic and suggested it be centered over the glass block window.
- Mr. de Verteuil suggested the front door also be painted burgundy.
- Staff noted the new application also included three LED lights; Mr. Way stated it should be down-lighting and old industrial in appearance, similar to Land Grant Brewing Company; Mr. de Verteuil agreed it should be goose

neck fixtures with shades.

- Mr. Way suggested the fixtures be painted to match the sign.

Motion: To approve option B to match color sample provided and staff review of lighting and sign placement

Motion By: Mr. Fergus / second by Mr. de Verteuil

Result: Approval (5-0)

E APPLICATIONS FOR CONCEPTUAL REVIEW, CODE ENFORCEMENT AND/OR ZONING

4:21-4:42 15-04-003

Address: 581 W Town Street
Property Owner: Pilot Dogs Inc.
Applicant: Shaun Breslin, AECOM
To be reviewed: Demolition, Use, New Construction

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
 - The proposed expansion will be located on seven parcels spanning between Town and Rich, Skidmore and Gift streets on 1.5 acres.
 - Pilot Dogs is proposing to demolish all existing structures and construct a new two-story, 28,000 SF facility to house indoor kennels, a dedicated veterinary clinic, administrative offices and support spaces along with a 35 space surface parking lot.
 - The proposed land use of "Animal Kennel" is not a permitted use within the East Franklinton District. The applicant has plans to apply for a Council Variance for use.

Applicant Presentation:

- Shaun Breslin described the proposed Pilot Dog expansion.
 - The architecture includes orange brick and storefront to match the existing Pilot Dogs facility.
 - Parking was calculated using zoning code and facility needs

Discussion:

- Mr. Way asked if it is an expansion; Mr. Gray, executive director for Pilot Dogs, responded it will be more cost effective and result in healthier dogs.
- Mr. de Verteuil remarked he is concerned about the alley vacation request and the demolition of the existing building on Rich Street, as well as the open space on Town Street. Mr. de Verteuil asked if the buildings could be arranged to all face Town Street and the primary entrance at Town and Skidmore; Mr. Breslin responded the design is based on internal conversations with Pilot Dogs and the current configuration works best for Pilot Dogs.
- Mr. de Verteuil stated the building should respond to the neighborhood. He also asked if everyone is "call-ahead". The applicant responded – yes.
- Mr. Breslin stated he tried to step the façade to have a second entry at Town and Skidmore.
- Mr. Gray stated the open space is not a dog run.
- Mr. Way suggested if people are coming and going from the space (walking the dogs), it would be good for the community to see them and it would activate the street.
- The Board discussed the proposed fence around the property. The existing Pilot Dogs facility has a fence around the entire property. The fence is to prevent dogs from leaving the property and also for security. Mr. Breslin stated the fence will be ornamental where possible. Mr. Way stated the building itself could act as a fence if designed to serve that purpose.

Plan: Franklinton Art Plan
Applicant: Neighborhood Design Center

Staff Report by Jackie Yeoman:

- Mrs. Yeoman noted that the Neighborhood Design Center is partnering with community organizations in Franklinton to help create the Franklinton Public Art Plan.

Applicant Presentation:

- Ms. Clausing provided an overview of the plan vision and goals and described NDC's public engagement process for the plan.
- Ms. Gould described the research conducted by NDC for the plan. She explained NDC has a goal to understand Franklinton as a continuous area with no boundaries; including an understanding of the character, identity and population of Franklinton, traffic patterns and land ownership.
- The plan will have three phases.

Discussion:

- Mr. Szymanski suggested the best time to implement the plan's recommendations is when development proposals come in for review. Mr. de Verteuil agreed and suggested NDC could provide general recommendations to developers for types of art.
- Ms. Gould stated phase I of the plan should be complete in the next month and will provide general recommendations of types and themes for artwork in Franklinton. Phase II will provide recommendations for specific locations.

F STAFF ISSUED CERTIFICATES OF APPROVAL**G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

1. 424 W Town
Patio Demolition, new patio, exterior modifications | Reviewed 03/17/2015 | Issued 04/10/2015

H OTHER BUSINESS**I NEXT MEETING**

Tuesday – May 19, 2015 at 50 W Gay St at 3:00 pm.